LOT 4 CYPRESS LANDING S/D.
904-2366, 924-872, QC 1329-2003,

ROMAN ALBERTO/ROMAN TERESA M
899 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

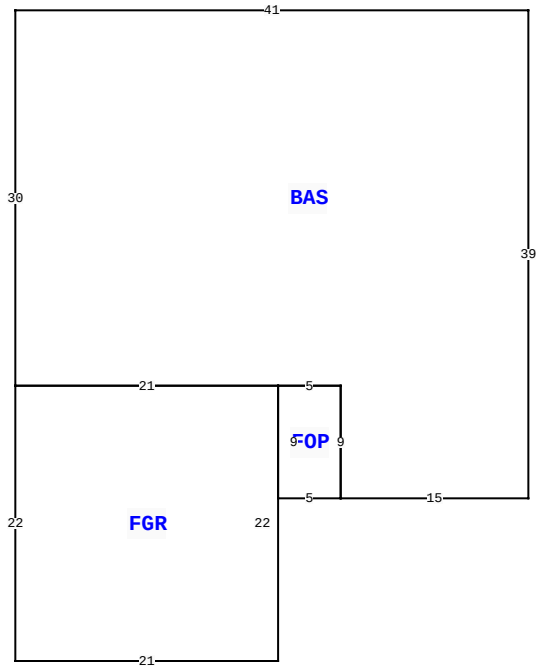
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100		1,365	144,164
FGR	462	55		254	26,826
FOP	45	30		14	1,478
TOTALS	1,872			1,633	172,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	125.7300	140.82	229,959	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1365 HX Base Yr 2001



899 SW JAGUAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		172,469
TOTAL MARKET OB/XF VALUE		870
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,839
SOH/AGL Deduction		66,206
ASSESSED VALUE		129,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,911
TOTAL JUST VALUE		195,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/2003	1/25/2017	QC	U	I	11	100
GRANTOR: ALBERTO ROMAN						
GRANTEE: ALBERTO ROMAN & TER						
0924/0872	4/09/2001	QC	Q	I	01	100
GRANTOR: TERESA ROMAN						
GRANTEE: ALBERTO ROMAN (MOTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S30 FGR= S22 E21 N22 W21$ E21 FOP= S9 E5 N9 W5$ E5 S9 E15 N39$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	580.00	UT	1.50	1.50	100	2000	2000	3	100	870	

LAND DESCRIPTION

TOTAL OB/XF 870

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS